

17 Far View Crescent, Ridgehaven, SA 5097



Sold House

Monday, 30 October 2023

17 Far View Crescent, Ridgehaven, SA 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 868 m2

Type: House



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\$705,000

Welcome to 17 Far View Crescent, Ridgehaven! This charming property boasts the perfect blend of comfortable living, modern convenience, ample vehicle storage, and an enviable location. The frontage welcomes you with established front gardens and a patio space to enjoy your morning cup of coffee. There are endless possibilities with this large 868sqm (approx.) allotment with 34m frontage, ideal for subdivision (STCC). As you step inside, you're greeted by a spacious and well-lit lounge room with split system air conditioning, where you'll make countless memories with your loved ones. Stunning floorboards flow seamlessly throughout the home, offering both elegance and easy maintenance. The kitchen is a delight for any home chef, featuring ample wooden cabinetry, modern appliances including a Puratap for pure drinking water, an electric stove, a dishwasher, and abundant bench space. The open floorplan enhances the sense of space and connection with your family, ensuring that meal times are also quality bonding times. The three bedrooms come complete with ceiling fans and built-in robes, providing ample storage and comfort for your family's needs. The bathroom is thoughtfully designed with a separate toilet, a bathtub, shower, and a corner vanity with storage, ensuring privacy and convenience for all. The laundry room is located off the kitchen space and has matching benchtops and cabinetry, with backyard access making chores a breeze. As you step outside you will find a verandah stretching the back of the home, allowing a place to host gatherings while overlooking the established backyard. The vegetable garden provides the perfect place for home grown delights, while the powered workshop and garage offers the ideal space for the car enthusiast. Secure vehicle parking is a given, with a single car garage with a panel lift door, and a carport space with an electric gate. You will also find ample parking available in the driveway for your guests. Additionally, solar panels and water tanks promote eco-friendliness and cost-efficiency. Situated in the heart of Ridgehaven, this property enjoys proximity to several parks and reserves including Ashley Reserve and the Modbury Skate Centre, making it ideal for active families and outdoor enthusiasts. Redwood Park Primary School, Ridgehaven Preschool, and Nido Early School Redwood Park are just a stone's throw away, ensuring that educational facilities are within easy reach. You will also find the Waterworld Aquatic Centre, Modbury Sports and Community Club, and Modbury Bowling and Tennis Club, all just a stones throw away. Don't miss out on this fantastic family home. Experience the perfect blend of comfort and convenience at 17 Far View Crescent, Ridgehaven.

Property Features:

- Three-bedroom and one-bathroom home
- The bedrooms all have ceiling fans and built-in wardrobes for comfort
- Front lounge room has split system air conditioning for climate control
- Combined kitchen and meals space for an open dining experience
- The kitchen has wooden cabinetry and benchtops, with a Puratap water filter, and an electric stove
- The bathroom has a bathtub, shower, corner vanity, and a separate toilet
- The laundry room has bench and storage space with backyard access
- Linen cupboard in hallway for easy storage
- Blinds fitted throughout the home for privacy and light control
- Tile flooring in the bathroom and laundry, and elegant floorboards throughout the remainder of the home
- Two-and-a-half-kwh solar system with ten panels to reduce energy costs
- Entertaining verandah stretches along the back of the home
- Two large rainwater tanks for eco sustainability
- Large, powered workshop, or garage in the backyard with sliding door
- Established backyard with lawn space, and a vegetable garden area, with irrigation systems
- Front patio space in the established, landscaped front garden for an inviting frontage
- Secure garage with backyard access and panel lift door for safe vehicle storage
- Carport space with an electric gate for additional secure parking
- Additional parking in the driveway for ample guest parking
- Ridgehaven Primary School is only two minutes away

• 868sqm (approx.) allotment with 34m frontage, ideal for subdivision (STCC) Currently tenanted under a fixed lease for \$495 until August 2024. Schools: The nearby unzoned primary school is Redwood Park Primary School, Ridgehaven Primary School, and Modbury School P-6. The nearby zoned secondary school is Bankisa Park International High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 868sqm (Approx.) House | 244sqm (Approx.) Built | 1966 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa